

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Charles Street, Leigh

Located in a sought after area and just a short walk to local amenities is this delightful three bedroom semi-detached family home offering well-proportioned accommodation throughout with gardens to the front and rear and a driveway providing off road parking leading to a detached garage.

VIEWING HIGHLY RECOMMENDED

Asking Price £219,950

138 Charles Street

Leigh, WN7 1HD



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE/DINING ROOM

17'6 (max) x 10'11 (5.18m'1.83m (max) x 3.05m'3.35m)
Gas fire and surround. TV Point. Radiator.

KITCHEN

11'6 (max) x 8'2 (max) (3.35m'1.83m (max) x 2.44m'0.61m (max))
Fully fitted with base cupboards and wall units. Work surfaces. Sink with mixer tap. Plumbing for washing machine.

CONSERVATORY

8'11 (max) x 10'5 (max). (2.44m'3.35m (max) x 3.05m'1.52m (max).)
Radiator. French doors to rear.

FIRST FLOOR

LANDING

BEDROOM

10'4(max) x 10'10 (max). (3.05m'1.22m(max) x 3.05m'3.05m (max).)
Radiator.

BEDROOM

7'6 (max) x 10'10 (max). (2.13m'1.83m (max) x 3.05m'3.05m (max).)
Radiator.

BEDROOM

8'7 (max) x 8'3 (max). (2.44m'2.13m (max) x 2.44m'0.91m (max).)

FAMILY BATHROOM

Bath with overhead shower fitment. Pedestal wash basin. WC. Radiator.

OUTSIDE:

PARKING

Garden fronted with a driveway offering ample off street parking leading to a detached garage.

GARDENS

To the rear is a large mainly laid to lawn garden

TENURE

Freehold

COUNCIL TAX

Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 1HD





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

